

**SIESTA ISLES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES OF APRIL 14, 2011**

The meeting was called to order by President Jack Wroldsen at 7:30 PM. Board Members present were: Jack Wroldsen, Deet Jonker, Walter Kristlibas, Marian Kristlibas, Mary Ann Deville, Ellie Woodward, Judie Berger, Ben Tucker, Harold Ashby, Bill Hewitt and Laird Lazelle, consisting of a quorum. Also present was legal counsel, Nevin Weiner.

Excused Absences: Marilyn Romanus, Tony Romanus, Vince Riva and Janet Emanuel

House Plans:

Fellman: Harold Ashby presented a request for a variance by Jeffrey Fellman, Lot# 28, further known as 5444 Cape Leyte Dr. Director Ashby had previously sent the Board of Directors copies of Mr. Fellman's request including the building plans to add a two car garage. Since the existing house already extends into the side setback, adding the garage would bring a portion of the structure to within 10 feet of the side setback, or a total of 5 feet into the side setback. Pictures of the property were circulated. A lengthy discussion ensued. Secretary Lazelle reported he had received four proxies from directors who were not at the April 14, 2011 meeting. He further informed the directorate that according to SIA covenants it would require a 2/3 vote (10) to approve the request. On a motion duly made and seconded, the variance request was denied by unanimous vote of all 15 directors.

Farris: It was noted that the previous approval of the Farris construction had not started and was past the six month deadline to begin. President Wroldsen will send Farris notice that the approval had expired and that Mr. Farris would need to reapply before beginning construction.

Acceptance of Minutes: The Minutes of the Meeting held on March 10, 2011 were approved as presented.

Treasurer's Report: Secretary Lazelle presented Treasurer Marilyn Romanus's Treasurer's Report. There was minimal activity during March with only routine expenses. There are 148 members.

Newsletter: Ben Tucker reported that he was finalizing the newsletter to be mailed in April and had sent an email draft to the directorate. He then began a discussion on advertising in the newsletter. A lengthy discussion ensued with the result being the elimination of the advertising, but still sending the newsletter to all lot owners with more informative articles and events of interest.

Patrol Liaison: Secretary Lazelle presented Vince Riva's report. There was only one incident in the Isles. James Jones, Jr. suffered an aneurism and drove into the canal

where the vehicle was subsequently discovered by a neighbor. The autopsy report supposedly revealed that he did not drown, but suffered a brain aneurism. Our sympathies are extended to the Jones Family.

Compliance: Director Jonker discussed the ongoing compliance problems concerning the Fellman property. It was noted that the six signs on the construction site of Gerald Bernasconi, Lot #127, known as 5645 Cape Leyte Drive had been removed, but there was a trailer parked in front of the garage. It was mentioned the Bernasconi's were moving in. Deet Jonker said he would stop by to discuss the trailer. (Note: the trailer was removed the next day negating the need for Jonkers' visit). Mr. Jonker noted there was a RV parked on Joe Young's property. He talked to a young man whose family was renting and stated they were not told of the ban on RV's and trailers not garaged. Janet Emanuel will contact Mr. Young.

Hospitality: Mary Ann Deville reported that she had reserved a pavilion at Siesta Key Beach for Saturday, October 29, 2011 for the annual picnic.

Landscape: The dim lighting on the Shadow Lawn entrance was discussed. A price on adding another transformer to increase the power to the lights will be presented at the next meeting.

Membership: Judie Berger stated that she had started calling former members. Marian Kristlibas is to start writing letters. They were urged to get started as the fiscal year is half over and membership is 10 short of last year.

New Business: Deet Jonker discussed Florida House Bill #0883 which would allow short term rentals in all neighborhoods.

Results of Action In Lieu of a Meeting: On March 20, the Board unanimously approved and adopted the following Action in Lieu of a Meeting:

**Re: Expiration Date for Inactive Construction/Variances**

**SITUATION:** Sarasota County requires a new permit for construction projects not started within 180 days of issuance, or when an inspection has not been called for within 180 days. Siesta Isles Covenant C-2, requires the construction of the exterior of a dwelling to be completed within 6 months from start of construction. The Board of Directors of Siesta Isles finds that the efficient regulation of construction within Siesta Isles and the need to minimize disruption allay safety concerns and ameliorate unsightliness associated with partially-completed construction sites that Board approval of plans and/or variance should expire after a reasonable interval.

**ACTION:** Construction of buildings in accordance with plans and/or variances approved by Board of Director action shall commence within 180 days from date of approval. Approval of said plans or variances shall expire at the end of said 180 days if

construction has not begun and/or if exterior construction is not completed within six months of commencement of construction.

Upon expiration another approval process shall be required. Former approval conferred by the Board shall not operate as a promise, express or implied, to confer approval again even if the same plans and/or variance requests are re-submitted. The Board may, but shall not be bound, to re-approve any plans or variance application. The Board reserves the right to grant exceptions to this expiration provision, but shall not be obligated to do so.

Beginning as of the date of this action, all forms of approval, verbal or written, shall contain notice of expiration. Further, lot owners for any construction projects/variance previously approved but not yet started or not yet completed shall be notified of this expiration provision.

The meeting was adjourned at 9:20PM. The next meeting is scheduled for May 12, 2011 at 7:30 PM.

Respectfully Submitted,

Laird Lazelle  
Secretary